

2023 AG / RES Land Values PENN TOWNSHIP

Map#	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal Cur.	Appraisal	Land Residual Est.	Land Value/Effect. From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Type		
1	14-100-001-001-00	56018 GOFF LAKE RD	04/09/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$53,000 58.89	\$89,459	\$10,291	\$9,750 146.8	198.0	0.75	0.75	\$70	\$13,721	\$0.31	165.00	RRES 1194/368	RURAL RESIDENTIA401	BLDG SITE		13,700		
2	14-100-001-007-00	WHITE TEMPLE RD	02/24/22	\$209,700	WD	03-ARM'S LENGTH	\$11,114	\$500 4.50	\$74,022	\$11,114	\$74,022 0.0	0.0	5.00	5.00	#DIV/0!	\$2,223	\$0.05	0.00	RRES 1212/2439	RURAL RESIDENTIA402			\$2,223		
3	14-100-002-004-00	56214 WHITE TEMPLE RD	02/24/22	\$209,700	WD	03-ARM'S LENGTH	\$198,586	\$136,700 68.84	\$135,978	\$136,630	\$74,022 0.0	0.0	10.47	10.47	#DIV/0!	\$13,050	\$0.30	0.00	RRES 1212/2439	RURAL RESIDENTIA401					
4	14-100-004-002-01	19511 DUTCH SETTLEMENT ST	07/09/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,700 41.32	\$188,187	\$31,838	\$15,025 0.0	0.0	5.01	5.01	#DIV/0!	\$6,355	\$0.15	0.00	RRES 1175/2251	RURAL RESIDENTIA401			\$6,355		
5	14-100-004-017-02	56870 PENN RD	12/10/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$142,100 29.92	\$477,654	\$123,246	\$125,900 0.0	0.0	20.00	20.00	#DIV/0!	\$6,162	\$0.14	0.00	RRES 1209/691	RURAL RESIDENTIA401					
6	14-100-012-001-01	HOFFMAN ST	08/17/21	\$138,150	WD	03-ARM'S LENGTH	\$138,150	\$0 0.00	\$98,400	\$138,150	\$98,400 0.0	0.0	33.00	33.30	#DIV/0!	\$4,186	\$0.10	0.00	AG 1192/1837	ACREAGE LAND VA402	Dry Scrub				
7	14-100-012-001-10	HOFFMAN ST	08/17/21	\$33,840	WD	03-ARM'S LENGTH	\$33,840	\$0 0.00	\$28,080	\$33,840	\$28,080 0.0	0.0	7.20	7.20	#DIV/0!	\$4,700	\$0.11	0.00	AG 1192/1837	ACREAGE LAND VA402	Dry Scrub				
8	14-100-012-018-01	ELY RD	11/17/20	\$250,000	WD	03-ARM'S LENGTH	\$212,500	\$98,100 46.16	\$196,200	\$212,500	\$196,200 0.0	0.0	40.00	40.00	#DIV/0!	\$5,313	\$0.12	0.00	AG 1184/2523	ACREAGE LAND VA402	Till				
9	14-100-013-001-50	ELY RD	11/17/20	\$250,000	WD	03-ARM'S LENGTH	\$37,500	\$17,600 46.93	\$196,200	\$37,500	\$196,200 0.0	0.0	6.00	6.00	#DIV/0!	\$6,250	\$0.14	0.00	RRES 1184/2523	RURAL RESIDENTIA402	Dry Scrub		\$6,250		
10	14-100-013-003-10	16428 QUAKER ST	08/28/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$270,500 50.09	\$619,003	\$168,897	\$247,900 0.0	0.0	40.00	40.00	#DIV/0!	\$4,222	\$0.10	0.00	RRES 1179/938	RURAL RESIDENTIA401	Mostly Scrub/Little till				
11	14-100-014-004-00	58371 WHITE TEMPLE RD	08/18/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$43,300 21.44	\$151,759	\$170,866	\$20,625 0.0	0.0	10.00	10.00	#DIV/0!	\$17,087	\$0.39	0.00	RRES 1180/62	RURAL RESIDENTIA401	Bldgs & Dry Scrub				
12	14-100-014-005-00	17166 QUAKER ST	04/10/20	\$130,500	CD	03-ARM'S LENGTH	\$130,500	\$49,100 37.62	\$156,284	\$37,656	\$63,440 0.0	0.0	8.00	8.00	#DIV/0!	\$4,707	\$0.11	0.00	RRES 1170/1101	RURAL RESIDENTIA401	Bldgs & Dry Scrub				
13	14-100-014-011-00	QUAKER ST	08/06/20	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$58,600 58.60	\$117,590	\$100,000	\$117,590 0.0	0.0	25.53	25.53	#DIV/0!	\$3,917	\$0.09	0.00	AG	ACREAGE LAND VA001	Till				
14	14-100-014-011-01	QUAKER ST	08/06/20	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$58,600 58.60	\$115,100	\$100,000	\$115,100 0.0	0.0	24.70	24.70	#DIV/0!	\$4,049	\$0.09	0.00	AG	ACREAGE LAND VA102	Till				
15	14-100-017-016-02	20005 QUAKER ST	04/02/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$111,500 48.48	\$249,430	\$8,070	\$27,500 0.0	0.0	10.00	10.00	#DIV/0!	\$807	\$0.02	0.00	RRES 1169/1624	RURAL RESIDENTIA401	Bldgs & Till				
16	14-100-020-010-10	20526 FOX ST	03/18/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$113,300 31.92	\$247,384	\$117,306	\$9,690 0.0	0.0	2.23	2.23	#DIV/0!	\$52,604	\$1.21	0.00	RRES 1214/2582	RURAL RESIDENTIA401	Bldg Site				
17	14-100-023-005-10	59131 WHITE TEMPLE RD	07/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0 0.00	\$116,759	\$72,241	\$39,000 0.0	0.0	3.00	3.00	#DIV/0!	\$24,080	\$0.55	0.00	RRES 1201/1499	RURAL RESIDENTIA401	Bldg Site				
18	14-100-023-019-01	59757 WHITE TEMPLE RD	04/27/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$0 0.00	\$279,845	\$19,105	\$48,950 0.0	0.0	5.62	5.62	#DIV/0!	\$3,399	\$0.08	0.00	AG	ACREAGE LAND VA401	Bldg Site & Scrub		\$3,399		
19	14-100-026-002-00	60131 WHITE TEMPLE RD	04/09/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$174,000 51.18	\$401,793	\$144,247	\$176,040 0.0	0.0	15.00	15.00	#DIV/0!	\$7,616	\$0.17	0.00	RRES 1194/1572	ACREAGE LAND VA401	Bldg Site & Scrub				
20	14-100-026-012-51	M 60 & DONNELL RD	08/25/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$0 0.00	\$82,321	\$40,000	\$81,666 0.0	0.0	8.70	8.70	#DIV/0!	\$4,598	\$0.11	0.00	RRES 1184/1414	RURAL RESIDENTIA402					
21	14-100-026-012-52	60899 DONNELL RD	08/25/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$0 0.00	\$58,154	\$34,171	\$52,325 0.0	0.0	5.00	5.00	#DIV/0!	\$6,834	\$0.16	0.00	RRES 1179/173	RURAL RESIDENTIA401			\$6,834		
22	14-100-035-020-01	17853 DONNELL LAKE ST	03/01/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$375,300 37.53	\$797,677	\$458,623	\$256,300 0.0	0.0	66.00	66.00	#DIV/0!	\$6,949	\$0.16	0.00	AG 1214/132	ACREAGE LAND VA401	Bldgs, Till & Scrub				
23	14-101-110-036-01	60915 S MAIN ST	08/27/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$42,000 24.00	\$196,274	\$58,021	\$79,295 0.0	0.0	9.36	9.36	#DIV/0!	\$6,199	\$0.14	0.00	RRES 1179/1255	RURAL RESIDENTIA401	Bldgs, Scrub & Pond				
<b>Totals:</b>							<b>\$5,513,890</b>		<b>\$5,054,190</b>	<b>\$1,828,900</b>	<b>\$4,973,553</b>	<b>\$2,234,312</b>	<b>\$2,153,020</b>	<b>146.8</b>	<b>360.57</b>	<b>360.87</b>									
							<b>Sale. Ratio =&gt;</b>	<b>36.19</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>					<b>More than 2.5 Acres</b>	<b>\$5.012</b>		
							<b>Std. Dev. =&gt;</b>	<b>23.45</b>			<b>per FF=&gt;</b>	<b>\$15,216</b>			<b>per Net Acre</b>	<b>6,196.61</b>			<b>per SqFt=&gt;</b>	<b>\$0.14</b>					
																	USE>		6,200.00 for Res Acreage						

DRY SCRUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal Cur.	Appraisal	Land Residual Est.	Land Value/Effect. From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Type	
1	14-100-001-001-00	56018 GOFF LAKE RD	04/09/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$53,000 58.89	\$89,459	\$10,291	\$9,750 146.8	198.0	0.75	0.75	\$70	\$13,721	\$0.31	165.00	RRES 1194/368	RURAL RESIDENTIA401			
6	14-100-012-001-01	HOFFMAN ST	08/17/21	\$138,150	WD	03-ARM'S LENGTH	\$138,150	\$0 0.00	\$98,400	\$138,150	\$98,400 0.0	0.0	33.00	33.30	#DIV/0!	\$4,186	\$0.10	0.00	AG 1192/1837	ACREAGE LAND VA402	Dry Scrub		
7	14-100-012-001-10	HOFFMAN ST	08/17/21	\$33,840	WD	03-ARM'S LENGTH	\$33,840	\$0 0.00	\$28,080	\$33,840	\$28,080 0.0	0.0	7.20	7.20	#DIV/0!	\$4,700	\$0.11	0.00	AG 1192/1837	ACREAGE LAND VA402	Dry Scrub		
9	14-100-013-001-50	ELY RD	11/17/20	\$250,000	WD	03-ARM'S LENGTH	\$37,500	\$17,600 46.93	\$196,200	\$37,500	\$196,200 0.0	0.0	6.00	6.00	#DIV/0!	\$6,250	\$0.14	0.00	RRES 1184/2523	RURAL RESIDENTIA402	Dry Scrub		
												46.95											
												4,681.17											
												USE>	4,500.00										

TILL - Non Irrigated

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13	14-100-014-011-00	QUAKER ST	08/06/20	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$58,600 58.60	\$117,590	\$100,000	\$117,590 0.0	0.0	25.53	25.53	#DIV/0!	\$3,917	\$0.09	0.00	AG	ACREAGE LAND VA001	Till		
14	14-100-014-011-01	QUAKER ST	08/06/20	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$58,600 58.60	\$115,100	\$100,000	\$115,100 0.0	0.0	24.70	24.70	#DIV/0!	\$4,049	\$0.09	0.00	AG	ACREAGE LAND VA102	Till		
												90.23											
												4,987.25											

NBHD	Parcel Number	Government	Sale Date	Sale Price	Conf.	Liber/Page	Price per Acre	Topology	Irrigated	Public Water	Public Sewer	Total Acre	ROW	Drain	Residual Acre	Fillable Acre	Scrub Acre	Wet Acre
	2	140-016-007-01	Volinia 11/30/2021	\$275,000	y	1208/1260	\$5,063	no				55	0.688	0	54.312	31.22	12.022	11.07
	2	140-033-005-01	Volinia 12/21/2021	\$160,000	y	1209/1731	\$4,795	no			35.083	1.717	0	0	33.366	26.69	6.676	0
	1	150-010-019-00	Wayne 12/18/2021	\$299,500	n	1210/413	\$3,443	no			87	0	0	87	51.11	26.12	9.77	0
	1	150-033-006-01	Wayne 12/22/2021	\$450,000	y	1209/1872	\$6,724	no			67.602	0.673	0	0	66.929	42.79	24.139	0
	1	150-020-007-01	Wayne 1/3/2022	\$152,500	n	1212/1319	\$5,132	no			29.714	0	0	0	29.714	24.09	5.624	0
	1	040-011-013-01	LaGrange 4/7/2020	\$430,000	y	1170/209	\$4,676	no			93.138	1.185	0.000	0	91.953	82.282	9.121	0.550
	2	140-028-003-00	Volinia 12/2/2020	\$170,000	N	1186/7	\$4,359	no			40	1	0	0	39	25.269	13.731	0
<b>TILLABLE</b>							<b>\$4,815.13</b>	<b>w/ 4,987</b>										
							USE>	<b>\$5,000.00</b>										
	1	110-026-405-10	Pokagon 3/16/2018	\$709,000	N	1136-2258	\$7,340	yes			96.700	0.100	0.000	0	96.6	96.600	0.000	0.000
	1	130-013-007-00	Silver Creek 12/16/2020	\$125,000	N	1186-1221	\$5,128	yes			25.000	0.625	0.000	0	24.375	23.913	0.462	0.000
	1	130-013-008-00	Silver Creek 1/6/2021	\$75,00														